

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



OFFERING SUMMARY

SALE PRICE:	\$500,000
LOT SIZE:	6.9 Acres
ZONING:	R-30
MARKET:	NW Atlanta
SUBMARKET:	Powder Springs

PROPERTY OVERVIEW

Highly desirable acreage in west Cobb ready for development. Sewer is in the area and more on the way. Great comps, demographics and consumer spending in the area. Close to shopping, parks and municipal services.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

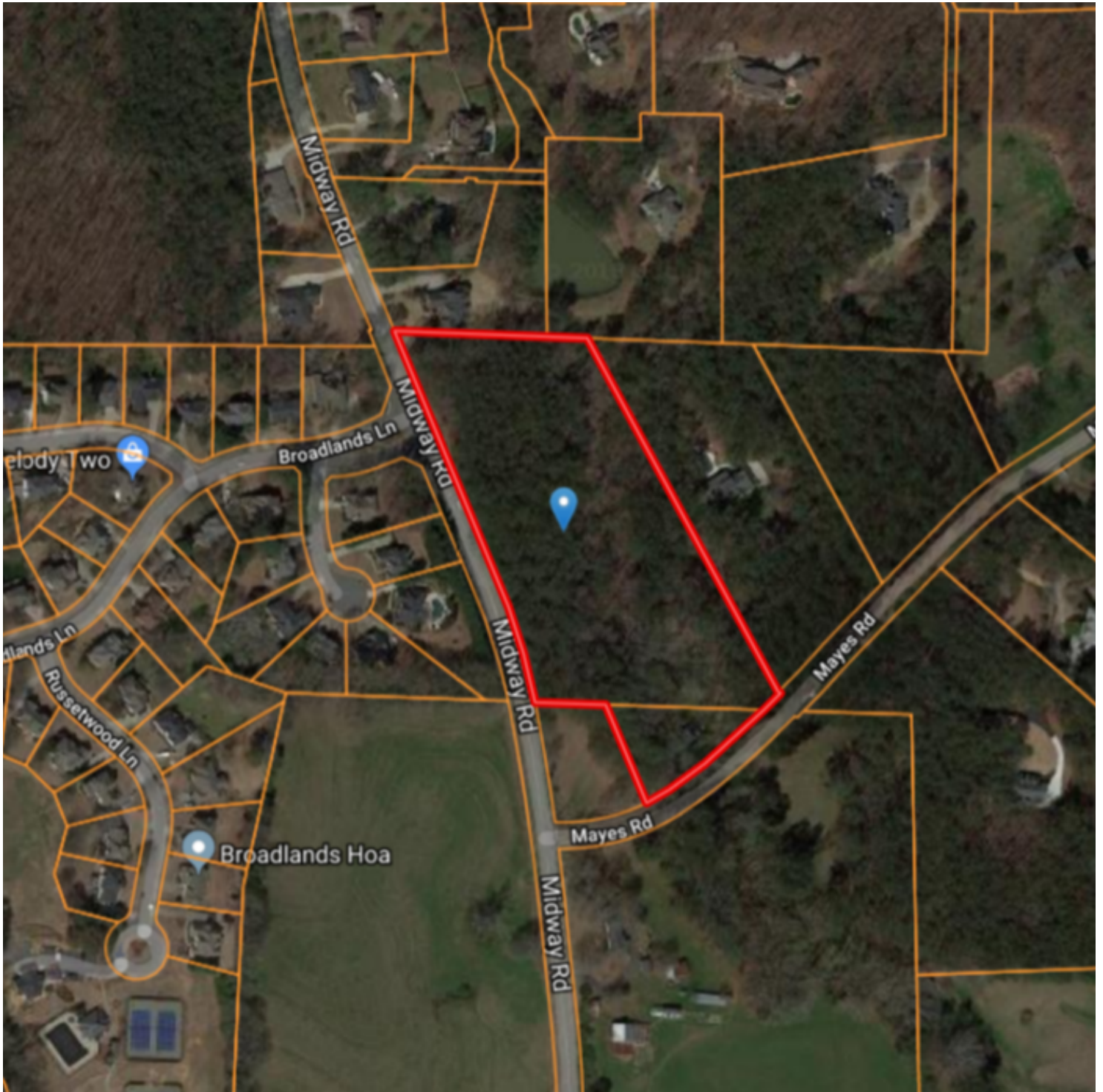
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

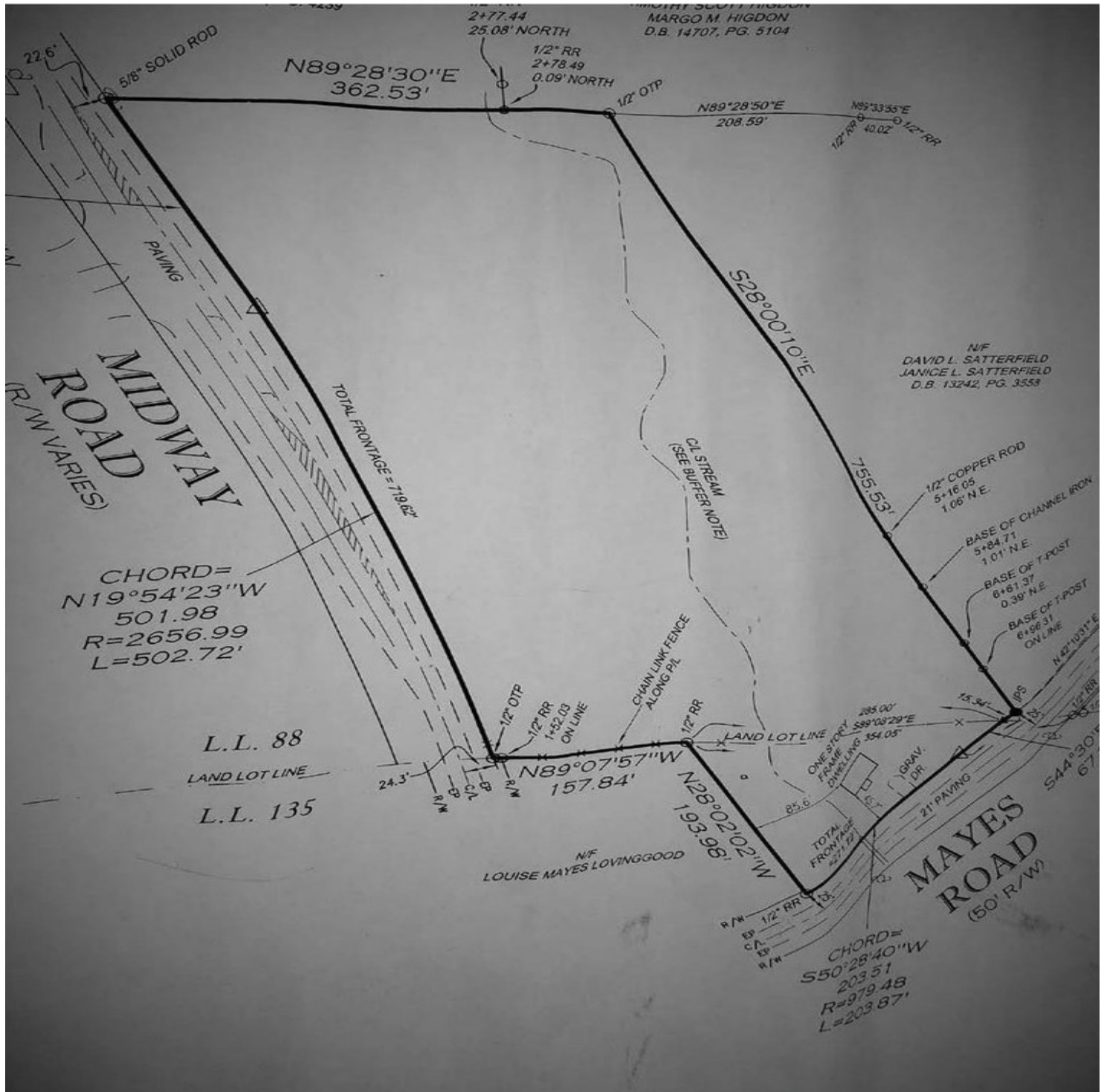
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

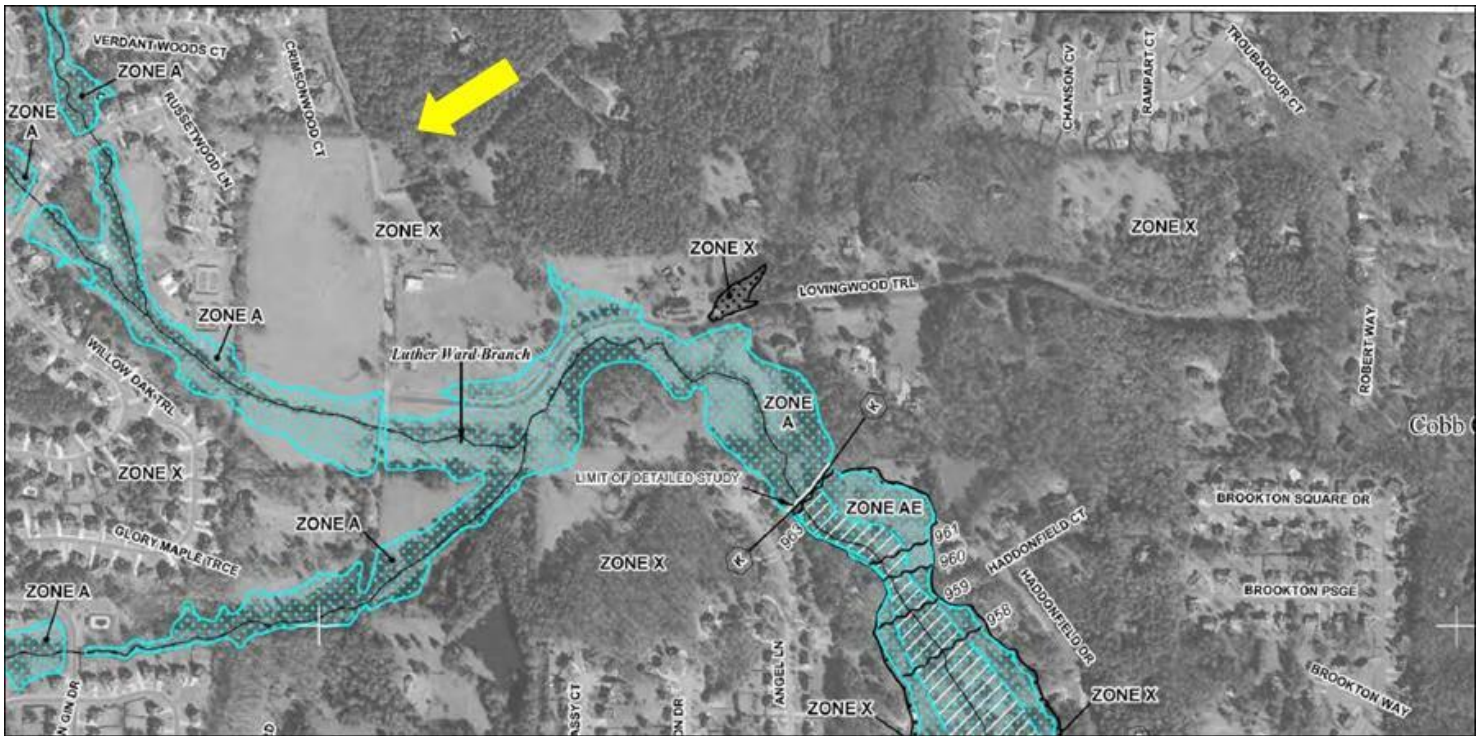
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

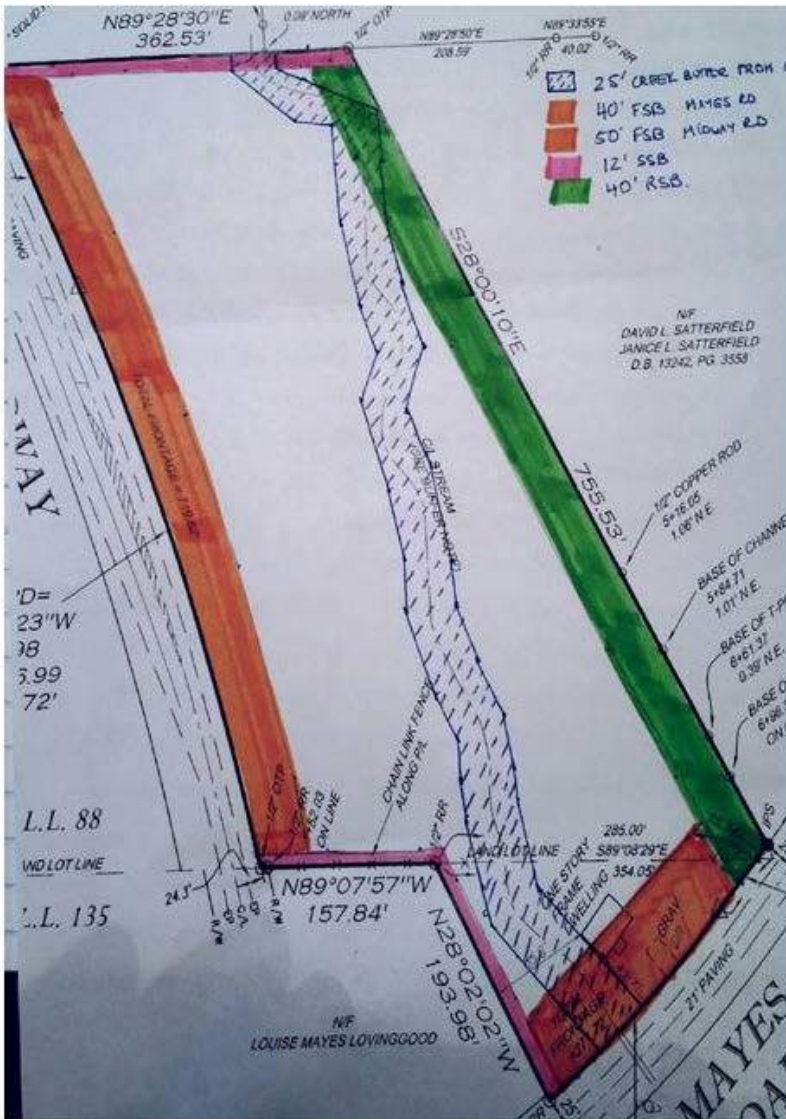
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



The insert to the left shows the buffered areas along each bank of the creek in **BLUE DASHES**. This area must be undisturbed and cannot be developed.

The areas in **ORANGE** represent the front setbacks along each frontage. I used 40.00 ft for Mayes Road as this area would be less intensively developed than the Midway Road frontage which has a 50.00 ft setback.

The 12.00 ft side setbacks are in **PINK** and the 40.00 ft rear setback is in **GREEN**. Please note that the side and rear setbacks can be relaxed/reduced due to adjoin residential properties.

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

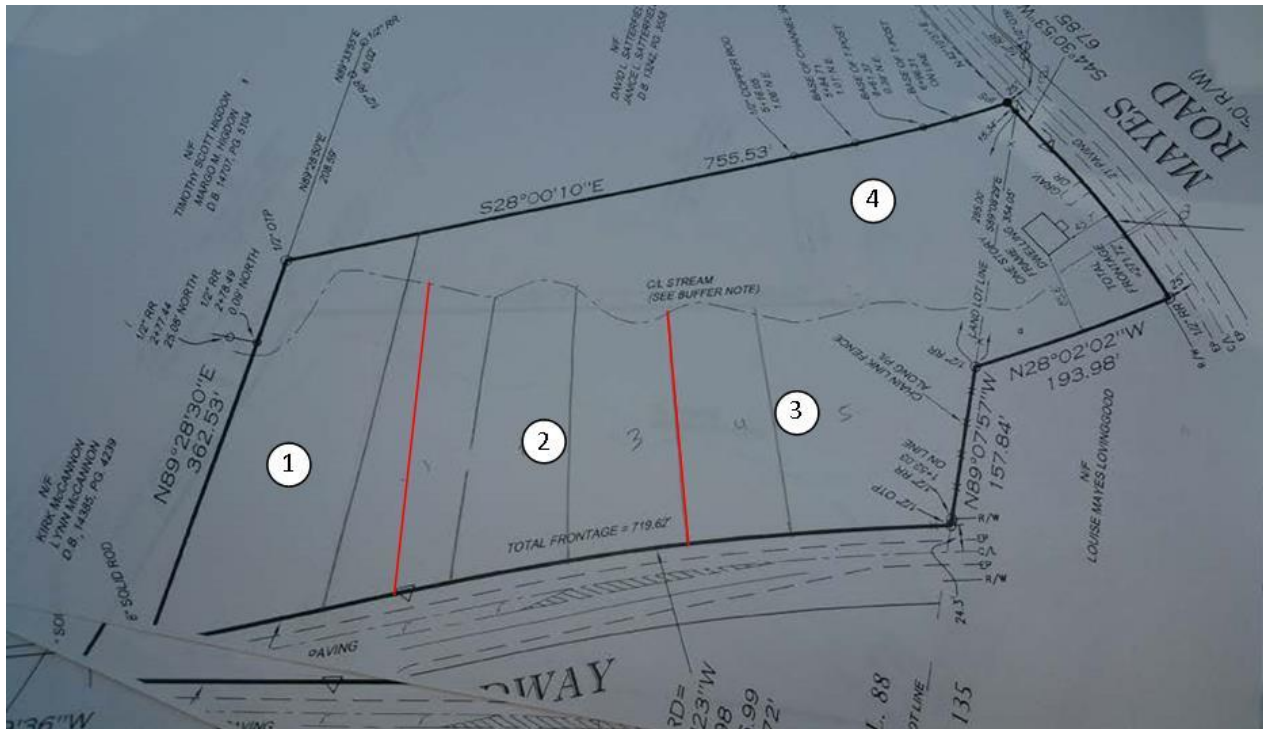
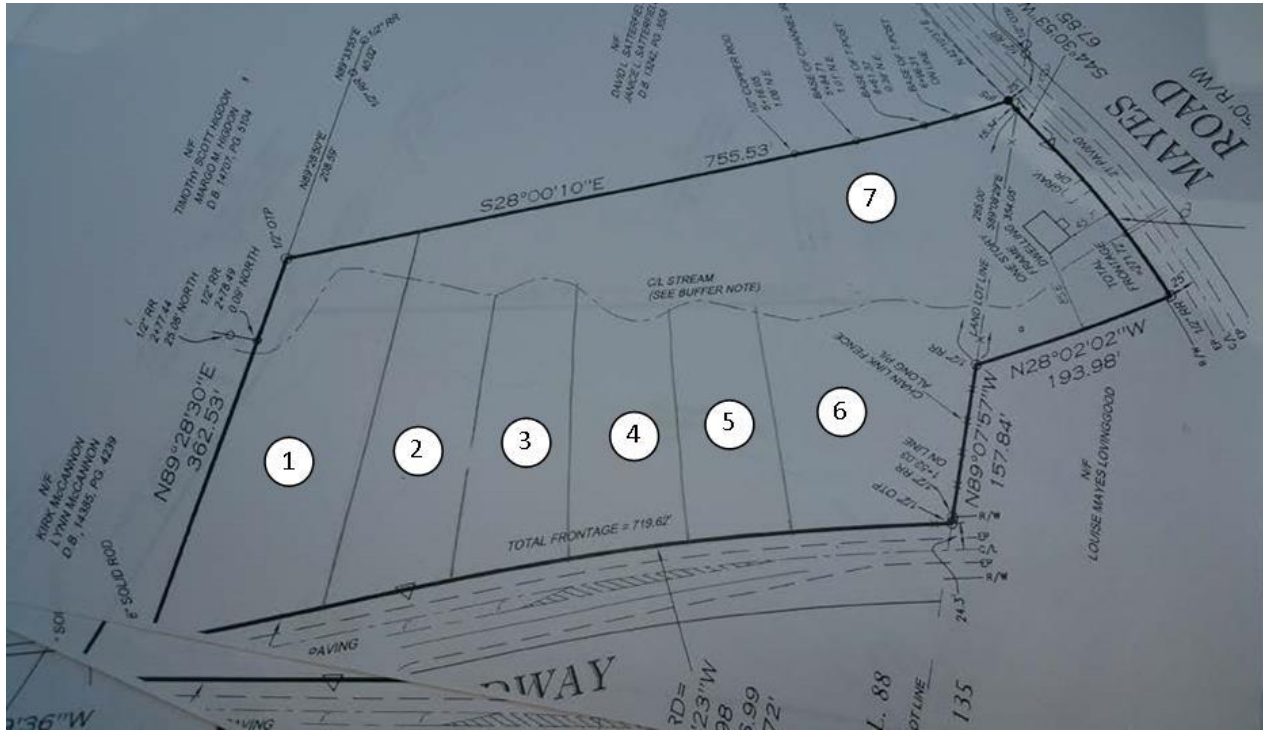
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

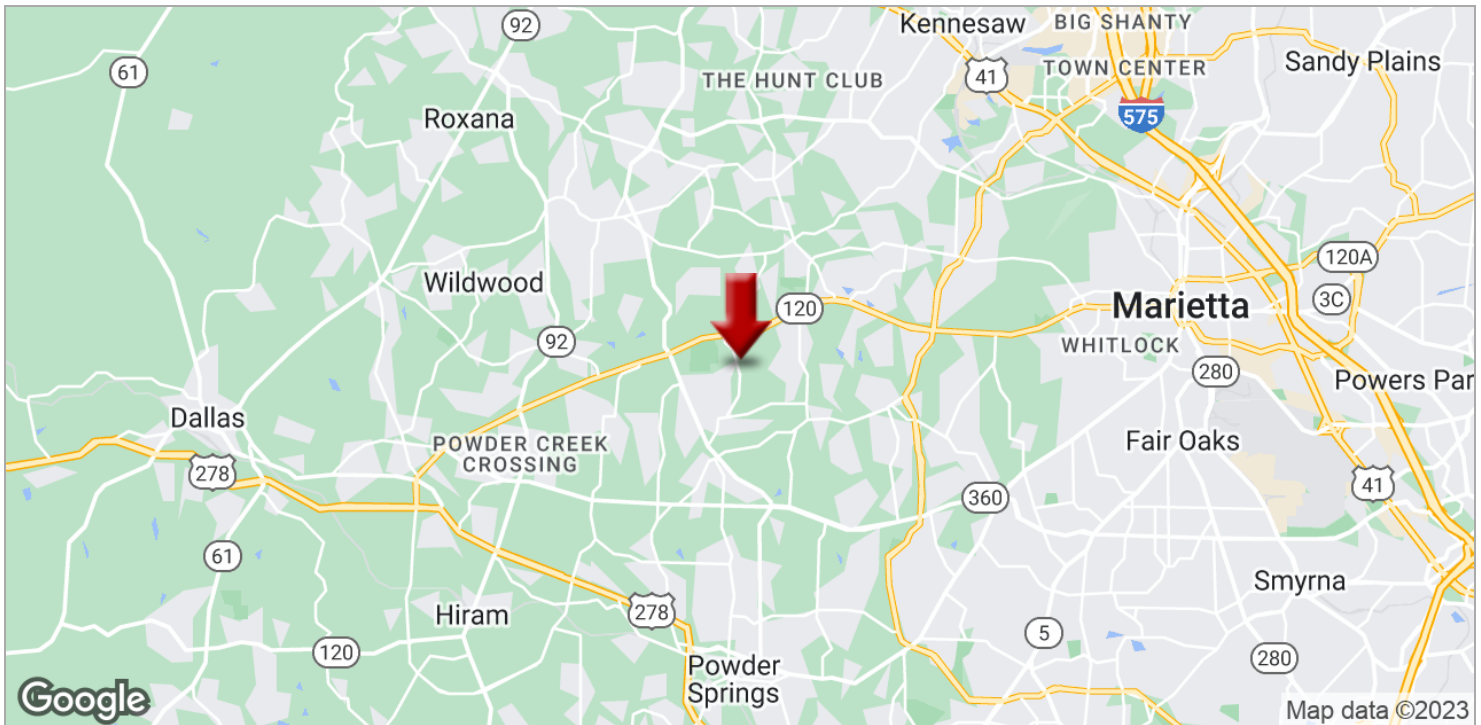
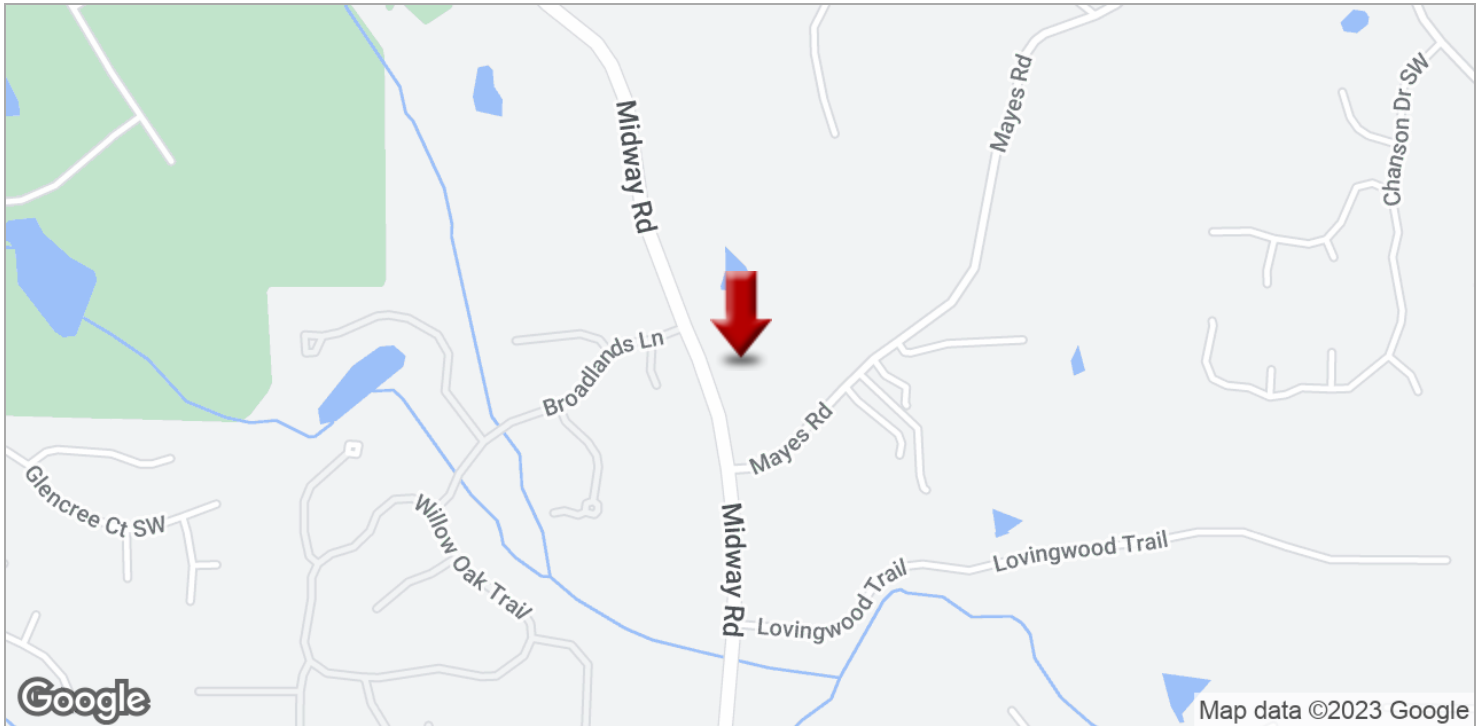
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



Consumer Spending Report

839 Mayes Road, Powder Springs, GA 30127

Type: **Residential Land**
Total Available: **6.7 Acres**
Zoned: **R-30**



2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$31,735	\$404,477	\$1,239,307
Total Apparel	\$1,812	\$23,251	\$72,211
Women's Apparel	767	9,754	29,947
Men's Apparel	402	5,112	15,674
Girl's Apparel	132	1,734	5,515
Boy's Apparel	86	1,137	3,651
Infant Apparel	63	842	2,748
Footwear	361	4,673	14,675
Total Entertainment & Hobbies	\$2,399	\$30,767	\$94,822
Entertainment	419	5,466	16,116
Audio & Visual Equipment/Service	1,083	13,886	43,996
Reading Materials	121	1,504	4,486
Pets, Toys, & Hobbies	776	9,911	30,225
Personal Items	2,505	31,730	97,180
Total Food and Alcohol	\$7,839	\$100,661	\$312,604
Food At Home	4,104	52,946	166,163
Food Away From Home	3,206	40,976	126,139
Alcoholic Beverages	529	6,740	20,302
Total Household	\$4,857	\$61,295	\$187,887
House Maintenance & Repair	920	11,679	36,513
Household Equip & Furnishings	1,918	24,239	74,867
Household Operations	1,423	17,985	54,896
Housing Costs	596	7,392	21,612



Copyrighted report licensed to KW Commercial West Cobb - 610775.

9/20/2018

Page 1

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



Consumer Spending Report

839 Mayes Road, Powder Springs, GA 30127

2018 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$8,219	\$105,038	\$319,382
Vehicle Purchases	3,898	49,820	148,485
Gasoline	2,458	31,744	99,916
Vehicle Expenses	268	3,437	10,088
Transportation	645	7,945	23,709
Automotive Repair & Maintenance	950	12,092	37,185
Total Health Care	\$1,713	\$21,677	\$66,123
Medical Services	941	11,905	36,087
Prescription Drugs	615	7,790	23,923
Medical Supplies	157	1,982	6,112
Total Education/Day Care	\$2,390	\$30,058	\$89,098
Education	1,563	19,720	58,587
Fees & Admissions	827	10,338	30,511



Copyrighted report licensed to KW Commercial West Cobb - 610775.

9/20/2018

Page 2

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



Demographic Detail Report

839 Mayes Road, Powder Springs, GA 30127

Type: **Residential Land**
Total Available: **6.7 Acres**
Zoned: **R-30**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	2,767		36,350		116,964	
2018 Estimate	2,599		34,110		109,376	
2010 Census	2,340		31,113		98,633	
Growth 2018 - 2023	6.46%		6.57%		6.94%	
Growth 2010 - 2018	11.07%		9.63%		10.89%	
2018 Population by Age	2,599		34,110		109,376	
Age 0 - 4	129	4.96%	1,787	5.24%	6,087	5.57%
Age 5 - 9	135	5.19%	1,880	5.51%	6,493	5.94%
Age 10 - 14	180	6.93%	2,426	7.11%	7,925	7.25%
Age 15 - 19	216	8.31%	2,831	8.30%	8,741	7.99%
Age 20 - 24	208	8.00%	2,706	7.93%	8,175	7.47%
Age 25 - 29	166	6.39%	2,194	6.43%	6,825	6.24%
Age 30 - 34	116	4.46%	1,610	4.72%	5,510	5.04%
Age 35 - 39	102	3.92%	1,475	4.32%	5,467	5.00%
Age 40 - 44	135	5.19%	1,917	5.62%	6,816	6.23%
Age 45 - 49	193	7.43%	2,581	7.57%	8,382	7.66%
Age 50 - 54	235	9.04%	3,008	8.82%	9,248	8.46%
Age 55 - 59	232	8.93%	2,913	8.54%	8,764	8.01%
Age 60 - 64	188	7.23%	2,356	6.91%	7,096	6.49%
Age 65 - 69	141	5.43%	1,779	5.22%	5,454	4.99%
Age 70 - 74	96	3.69%	1,183	3.47%	3,677	3.36%
Age 75 - 79	61	2.35%	720	2.11%	2,258	2.06%
Age 80 - 84	37	1.42%	416	1.22%	1,335	1.22%
Age 85+	29	1.12%	331	0.97%	1,120	1.02%
Age 65+	364	14.01%	4,429	12.98%	13,844	12.66%
Median Age	41.80		40.40		39.50	
Average Age	39.30		38.50		38.10	



Copyrighted report licensed to KW Commercial West Cobb - 610775.

9/20/2018

Page 3

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



Demographic Detail Report

839 Mayes Road, Powder Springs, GA 30127						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population By Race	2,599		34,110		109,376	
White	2,125	81.76%	27,897	81.79%	82,586	75.51%
Black	373	14.35%	4,842	14.20%	21,499	19.66%
Am. Indian & Alaskan	5	0.19%	102	0.30%	328	0.30%
Asian	52	2.00%	703	2.06%	2,881	2.63%
Hawaiian & Pacific Island	0	0.00%	5	0.01%	37	0.03%
Other	43	1.65%	561	1.64%	2,044	1.87%
Population by Hispanic Origin	2,599		34,110		109,376	
Non-Hispanic Origin	2,509	96.54%	32,699	95.86%	103,764	94.87%
Hispanic Origin	91	3.50%	1,411	4.14%	5,611	5.13%
2018 Median Age, Male	40.10		38.80		38.00	
2018 Average Age, Male	38.60		37.90		37.30	
2018 Median Age, Female	43.20		41.50		40.70	
2018 Average Age, Female	40.00		39.10		38.70	
2018 Population by Occupation Classification	2,113		27,451		87,121	
Civilian Employed	1,372	64.93%	17,765	64.72%	56,798	65.19%
Civilian Unemployed	35	1.66%	474	1.73%	2,038	2.34%
Civilian Non-Labor Force	701	33.18%	9,144	33.31%	28,196	32.36%
Armed Forces	5	0.24%	68	0.25%	89	0.10%
Households by Marital Status						
Married	651		8,281		25,668	
Married No Children	327		4,037		12,500	
Married w/Children	324		4,244		13,168	
2018 Population by Education	1,826		23,890		76,035	
Some High School, No Diploma	80	4.38%	984	4.12%	3,974	5.23%
High School Grad (Incl Equivalency)	353	19.33%	4,934	20.65%	16,102	21.18%
Some College, No Degree	431	23.60%	5,884	24.63%	20,676	27.19%
Associate Degree	95	5.20%	1,410	5.90%	4,081	5.37%
Bachelor Degree	572	31.33%	7,447	31.17%	20,979	27.59%
Advanced Degree	295	16.16%	3,231	13.52%	10,223	13.45%



Copyrighted report licensed to KW Commercial West Cobb - 610775.

9/20/2018

Page 4

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



Demographic Detail Report

839 Mayes Road, Powder Springs, GA 30127						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	2,548		33,006		105,990	
Real Estate & Finance	82	3.22%	1,156	3.50%	4,109	3.88%
Professional & Management	958	37.60%	11,906	36.07%	35,620	33.61%
Public Administration	51	2.00%	829	2.51%	2,795	2.64%
Education & Health	345	13.54%	4,044	12.25%	12,588	11.88%
Services	159	6.24%	2,240	6.79%	6,991	6.60%
Information	47	1.84%	675	2.05%	1,946	1.84%
Sales	290	11.38%	3,889	11.78%	14,240	13.44%
Transportation	15	0.59%	157	0.48%	265	0.25%
Retail	125	4.91%	1,688	5.11%	6,090	5.75%
Wholesale	60	2.35%	742	2.25%	2,513	2.37%
Manufacturing	119	4.67%	1,623	4.92%	5,133	4.84%
Production	76	2.98%	1,189	3.60%	3,810	3.59%
Construction	96	3.77%	1,141	3.46%	3,738	3.53%
Utilities	70	2.75%	858	2.60%	3,217	3.04%
Agriculture & Mining	2	0.08%	23	0.07%	61	0.06%
Farming, Fishing, Forestry	1	0.04%	11	0.03%	27	0.03%
Other Services	52	2.04%	835	2.53%	2,847	2.69%
2018 Worker Travel Time to Job	1,278		16,272		52,284	
<30 Minutes	446	34.90%	6,203	38.12%	19,972	38.20%
30-60 Minutes	606	47.42%	7,114	43.72%	22,067	42.21%
60+ Minutes	226	17.68%	2,955	18.16%	10,245	19.59%
2010 Households by HH Size	765		10,113		32,790	
1-Person Households	82	10.72%	1,111	10.99%	4,282	13.06%
2-Person Households	246	32.16%	3,112	30.77%	10,097	30.79%
3-Person Households	151	19.74%	2,059	20.36%	6,676	20.36%
4-Person Households	174	22.75%	2,315	22.89%	6,998	21.34%
5-Person Households	78	10.20%	1,031	10.19%	3,183	9.71%
6-Person Households	24	3.14%	333	3.29%	1,025	3.13%
7 or more Person Households	10	1.31%	152	1.50%	529	1.61%
2018 Average Household Size	3.10		3.10		3.00	
Households						
2023 Projection	905		11,819		38,924	
2018 Estimate	850		11,086		36,382	
2010 Census	765		10,111		32,790	
Growth 2018 - 2023	6.47%		6.61%		6.99%	
Growth 2010 - 2018	11.11%		9.64%		10.95%	



Copyrighted report licensed to KW Commercial West Cobb - 610775.

9/20/2018

Page 5

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



Demographic Detail Report

839 Mayes Road, Powder Springs, GA 30127						
Radius	1 Mile		3 Mile		5 Mile	
2018 Households by HH Income	851		11,087		36,383	
<\$25,000	39	4.58%	628	5.66%	2,491	6.85%
\$25,000 - \$50,000	96	11.28%	1,284	11.58%	5,267	14.48%
\$50,000 - \$75,000	108	12.69%	1,614	14.56%	6,054	16.64%
\$75,000 - \$100,000	120	14.10%	1,578	14.23%	5,300	14.57%
\$100,000 - \$125,000	130	15.28%	1,602	14.45%	4,862	13.36%
\$125,000 - \$150,000	81	9.52%	965	8.70%	3,165	8.70%
\$150,000 - \$200,000	158	18.57%	1,839	16.59%	5,007	13.76%
\$200,000+	119	13.98%	1,577	14.22%	4,237	11.65%
2018 Avg Household Income	\$131,333		\$128,203		\$116,724	
2018 Med Household Income	\$112,019		\$106,858		\$95,657	
2018 Occupied Housing	850		11,086		36,382	
Owner Occupied	800	94.12%	10,275	92.68%	32,707	89.90%
Renter Occupied	50	5.88%	811	7.32%	3,675	10.10%
2010 Housing Units	865		11,275		36,949	
1 Unit	865	100.00%	11,200	99.33%	36,061	97.60%
2 - 4 Units	0	0.00%	75	0.67%	502	1.36%
5 - 19 Units	0	0.00%	0	0.00%	292	0.79%
20+ Units	0	0.00%	0	0.00%	94	0.25%
2018 Housing Value	800		10,275		32,707	
<\$100,000	8	1.00%	335	3.26%	1,583	4.84%
\$100,000 - \$200,000	82	10.25%	2,047	19.92%	9,216	28.18%
\$200,000 - \$300,000	257	32.13%	3,445	33.53%	8,655	26.46%
\$300,000 - \$400,000	216	27.00%	2,012	19.58%	6,811	20.82%
\$400,000 - \$500,000	128	16.00%	1,158	11.27%	3,098	9.47%
\$500,000 - \$1,000,000	109	13.63%	1,274	12.40%	3,271	10.00%
\$1,000,000+	0	0.00%	4	0.04%	73	0.22%
2018 Median Home Value	\$324,537		\$279,985		\$264,176	
2018 Housing Units by Yr Built	867		11,319		37,337	
Built 2010+	64	7.38%	742	6.56%	2,572	6.89%
Built 2000 - 2010	192	22.15%	2,552	22.55%	10,139	27.16%
Built 1990 - 1999	363	41.87%	4,529	40.01%	12,260	32.84%
Built 1980 - 1989	142	16.38%	2,123	18.76%	7,319	19.60%
Built 1970 - 1979	55	6.34%	826	7.30%	3,132	8.39%
Built 1960 - 1969	23	2.65%	253	2.24%	951	2.55%
Built 1950 - 1959	11	1.27%	108	0.95%	439	1.18%
Built <1949	17	1.96%	186	1.64%	525	1.41%
2018 Median Year Built	1994		1994		1994	



Copyrighted report licensed to KW Commercial West Cobb - 610775.

9/20/2018

Page 6

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



Demographic Trend Report

1 Mile Radius

839 Mayes Road, Powder Springs, GA 30127

Type: **Residential Land**
Total Available: **6.7 Acres**
Zoned: **R-30**



Description	2010	2018	2023
Population	2,340	2,599	2,767
Age 0 - 4	105 4.49%	129 4.96%	161 5.82%
Age 5 - 9	185 7.91%	135 5.19%	146 5.28%
Age 10 - 14	243 10.38%	180 6.93%	156 5.64%
Age 15 - 19	213 9.10%	216 8.31%	187 6.76%
Age 20 - 24	102 4.36%	208 8.00%	209 7.55%
Age 25 - 29	65 2.78%	166 6.39%	202 7.30%
Age 30 - 34	76 3.25%	116 4.46%	168 6.07%
Age 35 - 39	126 5.38%	102 3.92%	133 4.81%
Age 40 - 44	214 9.15%	135 5.19%	124 4.48%
Age 45 - 49	272 11.62%	193 7.43%	150 5.42%
Age 50 - 54	233 9.96%	235 9.04%	193 6.98%
Age 55 - 59	170 7.26%	232 8.93%	222 8.02%
Age 60 - 64	117 5.00%	188 7.23%	214 7.73%
Age 65 - 69	87 3.72%	141 5.43%	179 6.47%
Age 70 - 74	65 2.78%	96 3.69%	133 4.81%
Age 75 - 79	39 1.67%	61 2.35%	89 3.22%
Age 80 - 84	17 0.73%	37 1.42%	54 1.95%
Age 85+	14 0.60%	29 1.12%	48 1.73%
Age 15+	1,810 77.35%	2,155 82.92%	2,305 83.30%
Age 20+	1,597 68.25%	1,939 74.61%	2,118 76.54%
Age 65+	222 9.49%	364 14.01%	503 18.18%
Median Age	41	42	41
Average Age	36.80	39.30	40.50
Population By Race	2,340	2,599	2,767
White	1,979 84.57%	2,125 81.76%	2,216 80.09%
Black	287 12.26%	373 14.35%	432 15.61%
Am. Indian & Alaskan	5 0.21%	5 0.19%	5 0.18%
Asian	37 1.58%	52 2.00%	62 2.24%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	31 1.32%	43 1.65%	52 1.88%



Copyrighted report licensed to KW Commercial West Cobb - 610775.

9/20/2018

Page 7

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



Demographic Trend Report

1 Mile Radius

839 Mayes Road, Powder Springs, GA 30127

Description	2010	2018	2023
Population by Race (Hispanic)	79	91	99
White	71 89.87%	80 87.91%	88 88.89%
Black	4 5.06%	6 6.59%	6 6.06%
Am. Indian & Alaskan	2 2.53%	2 2.20%	2 2.02%
Asian	1 1.27%	1 1.10%	2 2.02%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	1 1.27%	1 1.10%	2 2.02%
Household by Household Income	764	851	907
<\$25,000	67 8.77%	39 4.58%	39 4.30%
\$25,000 - \$50,000	105 13.74%	96 11.28%	100 11.03%
\$50,000 - \$75,000	109 14.27%	108 12.69%	113 12.46%
\$75,000 - \$100,000	127 16.62%	120 14.10%	125 13.78%
\$100,000 - \$125,000	104 13.61%	130 15.28%	141 15.55%
\$125,000 - \$150,000	109 14.27%	81 9.52%	81 8.93%
\$150,000 - \$200,000	74 9.69%	158 18.57%	177 19.51%
\$200,000+	69 9.03%	119 13.98%	131 14.44%
Average Household Income	\$109,974	\$131,333	\$133,318
Median Household Income	\$94,881	\$112,019	\$113,563



Copyrighted report licensed to KW Commercial West Cobb - 610775.

9/20/2018

Page 8

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



Demographic Summary Report

839 Mayes Road, Powder Springs, GA 30127

Type: **Residential Land**
Total Available: **6.7 Acres**
Zoned: **R-30**



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	2,767	36,350	116,964
2018 Estimate	2,599	34,110	109,376
2010 Census	2,340	31,113	98,633
Growth 2018 - 2023	6.46%	6.57%	6.94%
Growth 2010 - 2018	11.07%	9.63%	10.89%
2018 Population by Hispanic Origin	90	1,410	5,611
2018 Population	2,599	34,110	109,376
White	2,125 81.76%	27,897 81.79%	82,586 75.51%
Black	373 14.35%	4,842 14.20%	21,499 19.66%
Am. Indian & Alaskan	5 0.19%	102 0.30%	328 0.30%
Asian	52 2.00%	703 2.06%	2,881 2.63%
Hawaiian & Pacific Island	0 0.00%	5 0.01%	37 0.03%
Other	43 1.65%	561 1.64%	2,044 1.87%
U.S. Armed Forces	5	72	94
Households			
2023 Projection	905	11,819	38,924
2018 Estimate	850	11,086	36,382
2010 Census	765	10,111	32,790
Growth 2018 - 2023	6.47%	6.61%	6.99%
Growth 2010 - 2018	11.11%	9.64%	10.95%
Owner Occupied	800 94.12%	10,275 92.68%	32,707 89.90%
Renter Occupied	50 5.88%	811 7.32%	3,675 10.10%
2018 Households by HH Income	851	11,087	36,383
Income: <\$25,000	39 4.58%	628 5.66%	2,491 6.85%
Income: \$25,000 - \$50,000	96 11.28%	1,284 11.58%	5,267 14.48%
Income: \$50,000 - \$75,000	108 12.69%	1,614 14.56%	6,054 16.64%
Income: \$75,000 - \$100,000	120 14.10%	1,578 14.23%	5,300 14.57%
Income: \$100,000 - \$125,000	130 15.28%	1,602 14.45%	4,862 13.36%
Income: \$125,000 - \$150,000	81 9.52%	965 8.70%	3,165 8.70%
Income: \$150,000 - \$200,000	158 18.57%	1,839 16.59%	5,007 13.76%
Income: \$200,000+	119 13.98%	1,577 14.22%	4,237 11.65%
2018 Avg Household Income	\$131,333	\$128,203	\$116,724
2018 Med Household Income	\$112,019	\$106,858	\$95,657



Copyrighted report licensed to KW Commercial West Cobb - 610775.

9/20/2018

Page 9

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



Daytime Employment Report

1 Mile Radius

839 Mayes Road, Powder Springs, GA 30127

Type: **Residential Land**
Total Available: **6.7 Acres**
Zoned: **R-30**



Business Employment by Type	" of Businesses	" Employees	#Emp/Bus
Total Businesses	133	1,235	9
Retail & Wholesale Trade	16	221	14
Hospitality & Food Service	4	102	26
Real Estate, Renting, Leasing	7	220	31
Finance & Insurance	19	66	3
Information	1	8	8
Scientific & Technology Services	17	66	4
Management of Companies	0	0	0
Health Care & Social Assistance	31	168	5
Educational Services	3	183	61
Public Administration & Sales	1	6	6
Arts, Entertainment, Recreation	7	68	10
Utilities & Waste Management	5	12	2
Construction	7	15	2
Manufacturing	2	22	11
Agriculture, Mining, Fishing	0	0	0
Other Services	13	78	6



Copyrighted report licensed to KW Commercial West Cobb - 610775.

9/20/2018

Page 10

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.9 ACRES ON MIDWAY RD AT MAYES ROAD

839 Mayes Road, Powder Springs, GA 30127



DONALD B. EDWARDS, JR.

KW Commercial Director And Associate Broker



3375 Dallas Highway, Suite 100
Marietta, GA 30064
T 678.298.1622
C 770.324.3457
don@dbeproperties.com
GA #119563

PROFESSIONAL BACKGROUND

Donald B. Edwards, Jr. has been a commercial Realtor since 1984, enjoying a varied career in real estate brokerage, development and construction. My first transaction was a industrial lease for a Canadian firm, which hooked me on commercial real estate. During this period, I did franchise site selection, zoning, assemblages, sales, leasing and 1031 exchanges, enjoying a term as president of the Association of Georgia Real Estate Exchangers, and earning many commercial and residential designations in the Century 21 system. In the lat '80s and early '90s, I was involved in trust real estate with Trust Company Bank and SouthTrust, where I was Vice President/Manager of the trust real estate department. While in this position, I managed a wide variety of assets including industrial, retail, office, multifamily, residential, land, farms, timber and mining properties. Other duties included asset management, leasing, acquisitions, disposals, insurance, taxes, trust real estate division management and property inspections. I also became a CCIM Candidate. In the mid '90s I left trust real estate to pursue a dream of developing and building commercial and residential properties in the north Georgia mountains as well as continuing my brokerage activities. I am now doing commercial real estate as a Associate Broker and KW Commercial Director affiliated with Keller Williams Signature Partners, resuming my passion for commercial sales, leasing, exchanges and development. In addition, I am serving as the current president of AGREE, the Association of Georgia Real Estate Exchangers.

EDUCATION

1975 BS Business - Alaska Methodist University
CCIM Candidate

MEMBERSHIPS & AFFILIATIONS

CCIM
Association of Georgia Real Estate Exchangers
KW Commercial

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com